008.0	0001	0016.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	787,100 /	787,100
					USE VALUE:	787,100 /	787,100
					ASSESSED:	787,100 /	787,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
14		LINWOOD ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CALVARY METH EPIS CHURCH	
Owner 2:		
Owner 3:		
Street 1:	300 MASS AVE	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry:
Postal:	02474	Type:

Own Occ: N

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 6,006 Sq. Ft. of land mainly classified as Rectory with a Colonial Building built about 1910, having primarily Vinyl Exterior and 1868 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
961	6006.000	303,300	3,700	480,100	787,100
Total Card	0.138	303,300	3,700	480,100	787,100
Total Parcel	0.138	303,300	3,700	480,100	787,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 421.36 | /Parcel: 421.3

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 008.0-0001-0016.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	961	FV	303,400	3700	6,006.	480,100	787,200	787,200	Year End Roll	12/18/2019
2019	961	FV	241,300	3700	6,006.	510,200	755,200	755,200	Year End Roll	1/3/2019
2018	961	FV	241,300	3700	6,006.	372,100	617,100	617,100	Year End Roll	12/20/2017
2017	961	FV	241,300	3700	6,006.	324,100	569,100	569,100	Year End Roll	1/3/2017
2016	907	FV	241,300	3700	6,006.	276,100	521,100	521,100	Year End	1/4/2016
2015	907	FV	235,200	3700	6,006.	270,100	509,000	509,000	Year End Roll	12/11/2014
2014	907	FV	235,200	3700	6,006.	222,100	461,000	461,000	Year End Roll	12/16/2013
2013	907	FV	235,200	3700	6,006.	211,300	450,200	450,200		12/13/2012

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 760

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	8087-299		1/1/1901	Family		No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
11/1/1999	Inspected	267	PATRIOT
9/24/1999	Mailer Sent		
9/24/1999	Measured	264	PATRIOT
6/1/1983		SL	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
961	Rectory		6006		Sq. Ft.	Site		0	80.	1.00	1									480,144						480,100	

Total AC/HA: 0.13788 | Total SF/SM: 6006 | Parcel LUC: 961 | Rectory | Prime NB Desc: ARLINGTON | Total: 480,144 | Spl Credit | Total: 480,100

PRINT

Date	Time
12/10/20	16:28:58

LAST REV

Date	Time
03/11/16	09:03:11

mmcmakin

User Acct

7058

GIS Ref

GIS Ref

Insp Date

11/01/99

!760!

Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	7058
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1910	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.21209848
Const Adj.:	0.98990101
Adj $ / SQ:	149.982
Other Features:	64500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	412091
Depreciation:	108792
Depreciated Total:	303299

COMMENTS

1910 OF=EXTRA TOILET.

RESIDENTIAL GRID

1st Res Grid		Desc:	Line 1							# Units:	1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals	RMs:	8	BRs:	4	Baths:	1	HB						

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

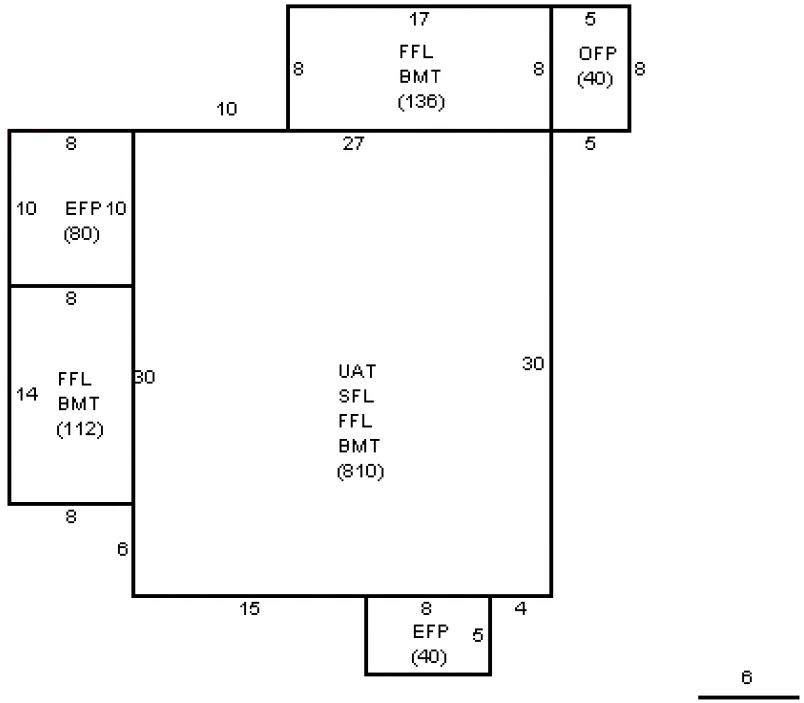
No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	149.98
Special Features:	0	Val/Su Net:	92.22
Final Total:	303300	Val/Su SzAd	162.37

SKETCH



SUB AREA

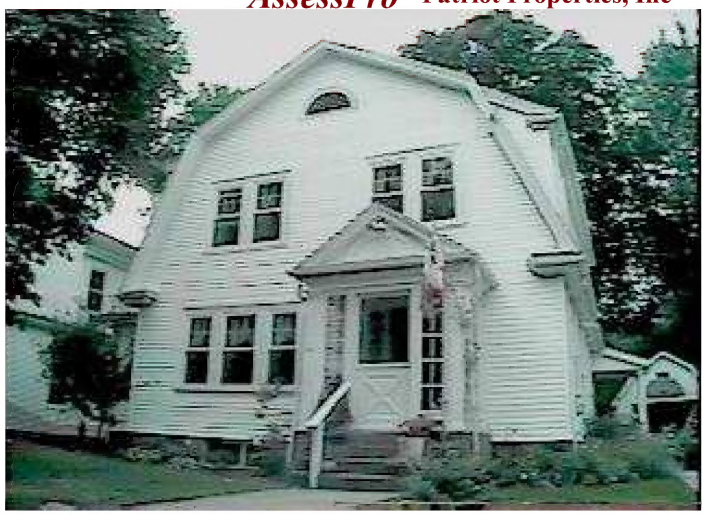
Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,058	44.990	47,604
FFL	First Floor	1,058	149.980	158,681
SFL	Second Floor	810	149.980	121,486
UAT	Upper Attic	203	59.990	12,149
EFP	Enclos Porch	120	49.410	5,929
OFP	Open Porch	40	43.560	1,742
	Net Sketched Area:	3,289	Total:	347,591
Size Ad	1868	Gross Are	3896	FinArea 1868

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc



MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 008.0-0001-0016.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	12X20	A	AV	1910	25.42	T	40	961			3,700			3,700

More:	N	Total Yard Items:	3,700	Total Special Featues:		Total:	3,700